PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

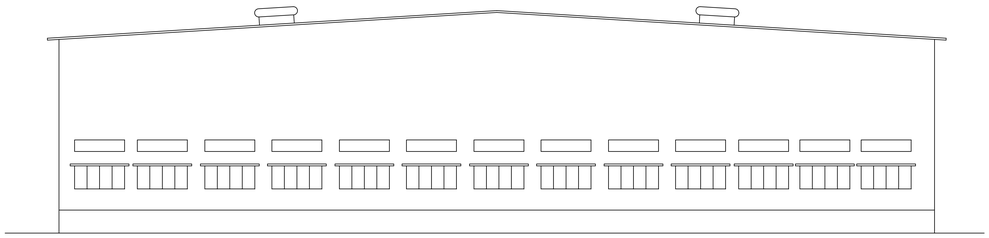
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

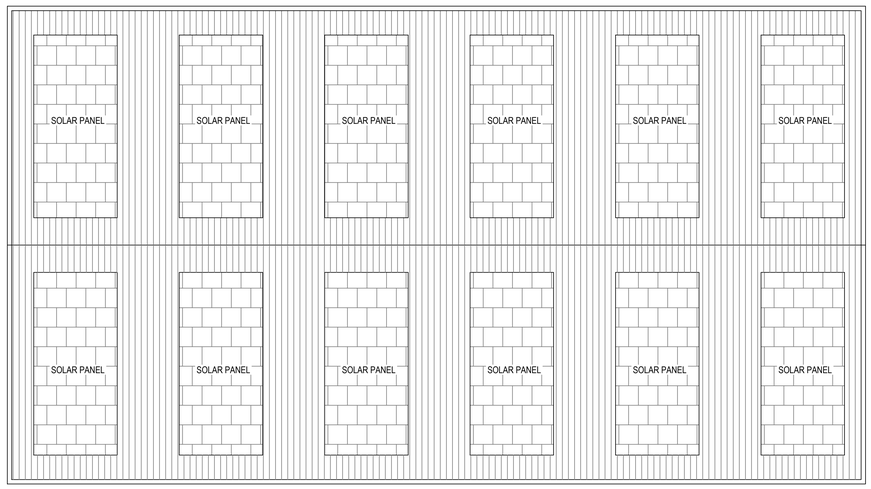
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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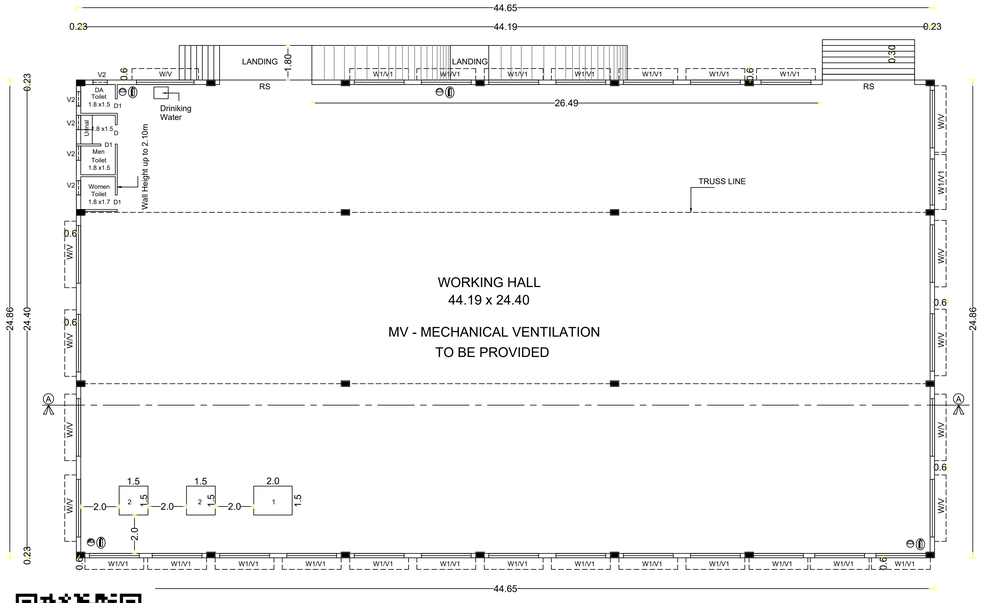
BLOCK - 2



SOUTH SIDE ELEVATION (Scale - 1:100)

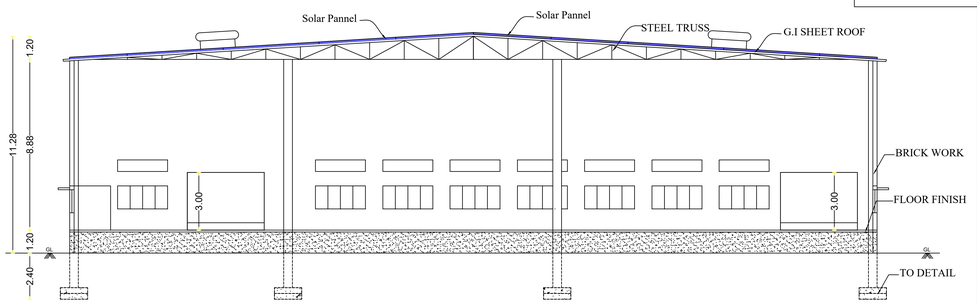


ROOF PLAN (Scale - 1:100)



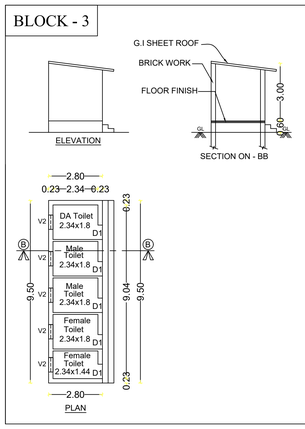
PLAN (Scale - 1:100)

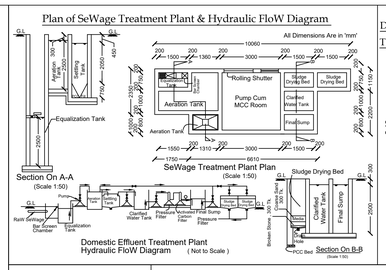
SHEET No. 2 / 2

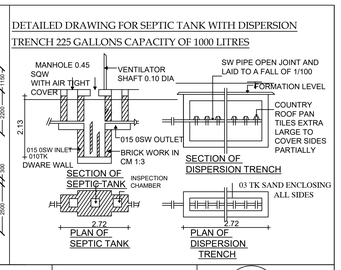


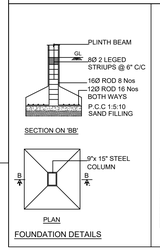
SECTION ON - AA (Scale - 1:100)

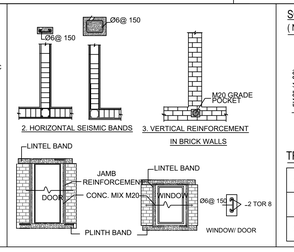
BLOCK - 3

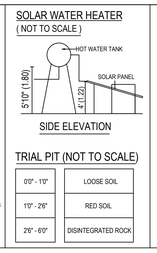


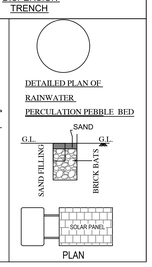












MACHINERY DETAILS:-

Machine Ref. No.	Machinery Name	Nos.	HP	Total HP
1	CNC Turning Center	1	5.00	5.00
2	Geared Lathe	2	2.50	5.00
			TOTAL	10.00 HP

No. OF WORKERS - 10

PLAN SHOWING DETAILS OF EXSTING APPROVED BUILDING & PROPOSED ADDITIONAL CONSTRUCTION INDUSTRIAL BUILDING (WHITE INDUSTRY - S.No.83 - LIGHT ENGINEERING & FABRICATION UNITS WITHOUT SPRAY PAINTING (DRY PROCESS ONLY WITHOUT ANY HEAT TREATMENT / METAL SURFACE FINISHING OPERATIONS)) AT S.F.No: 273/1B2, ARASUR VILLAGE AND PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.

SCALE = 1 : 100
All Dimenstion Are in Meter

N

Building Area Details

Floor Name	FSI Area in sq.m	Non FSI Area in sq.m	Total Area in sq.m
Block - 1			
Existing Approved Ground Floor Area	1110.00	–	1110.00
Block - 2			
Proposed Ground Floor Area	1110.00	–	1110.00
Block - 3			
Proposed Toilet Building Area	26.60	–	26.60
Total	2246.60	–	2246.60

JOINERY DETAILS:	
DESCRIPTION	IN METER
RS - Rolling Shutter	4.80 x 3.00
D1 - Door	0.75 x 2.10
W - Window	3.00 x 1.50
W1 - Window	2.60 x 1.50
V - Ventilator	3.00 x 0.60
V1 - Ventilator	2.60 x 0.60
V2 - Ventilator	0.90 x 0.60

NOTES:

1. ALL DIMENSIONS ARE IN METRE
2. ⊖ - MULTI TYPE FIRE FIGHTER
3. (f) - FIRE EXTINGUISHER
4. MV MECHANICAL VENTILATION TO BE PROVIDED

SANITATION REQIREMENTS

Total Numbers of Employees - 10 Nos

		Reqired	Provided
	7 Male Employees		
	3 Female Employees		
Description			
Water Closet	Male (1 for 15 Persons)	1	2
	Female (1 for 12 Persons)	1	1
Urinals	Male (1 for 20 Persons)	1	2
Wash Basin	Male (1 for 25 Persons)	1	1
	Female (1 for 25 Persons)	1	1
Drinking Water	(1 for 100 Persons)	1	1

Applicant Name : T.S.BALASUBRAMANIAN

PREVIOUS APPROVED DETAILS :

Online Application Number - SWP/BPA/373285/2024

LP/CLPA No : 20 / 2025

BUILDING PLANNING PERMISSION No : 22 / 2025

Online Application Number - SWP/BPA/811818/2026

BUILDING PLANNING PERMISSION No : 482 / 2026

(This Planning Permission is valid for a period of 8years from e-sign)

e-signed
Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District.

APPLICANT

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE DTCP/RE/GR-II/02/2021
APEL ASSOCIATES
85-G, 1st Floor, Ranga Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
Mob : 95667 18589

REGISTERED ENGINEER / ARCHITECT

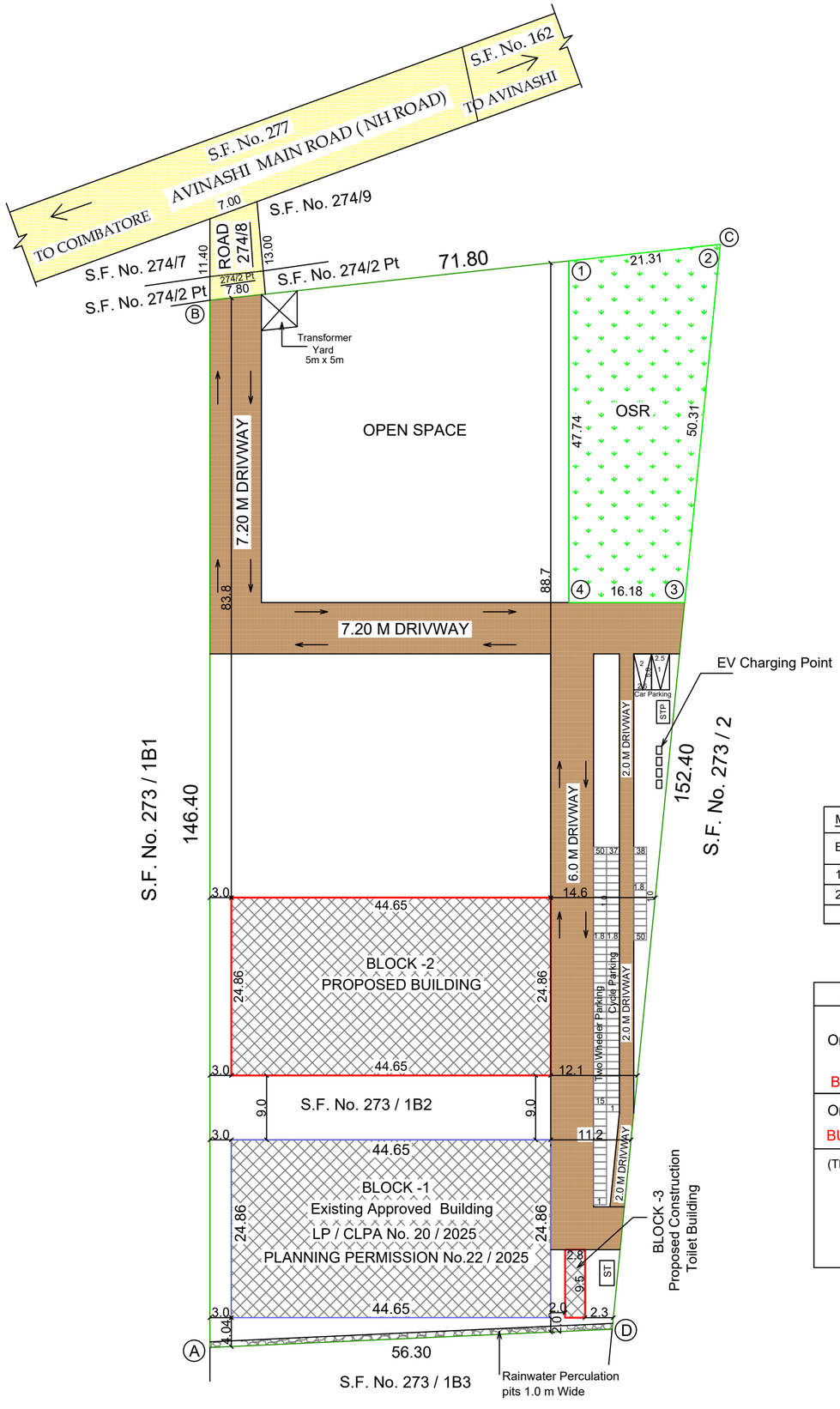
Er.D.Murugesan M.E(Struc),M.I.E.,A.I.V.,
Structural Engineer Grade-1 (SE)
Reg No: Coimbatore-Dist./SE/GR-1/43/2025
B-10, Meenakshi Nagar, Kovaipudur,
Coimbatore - 641 042.

REGD.STRUCTURAL ENGINEER

M. LOGANATHAN, ME (CNTR), STRUCT
CHARTERED ENGINEER (INDIA), STRUCTURAL ENGG
LPA 152, GR - I / 2014 / 2724
LPA 53, GR - I / 2014 / 2724
LPA CE-0-2-0-2-0-1-0-1-0-0-1-0-0-1-0

SHEET No. 1 / 2

SITE PLAN SHOWING DETAILS OF EXSTING APPROVED BUILDING & PROPOSED ADDITIONAL CONSTRUCTION INDUSTRIAL BUILDING (WHITE INDUSTRY - S.No.83 - LIGHT ENGINEERING & FABRICATION UNITS WITHOUT SPRAY PAINTING (DRY PROCESS ONLY WITHOUT ANY HEAT TREATMENT / METAL SURFACE FINISHING OPERATIONS)) AT S.F.No: 273/1B2, ARASUR VILLAGE AND PANCHAYAT, SULUR TALUK, COIMBATORE DISTRICT.



SITE PLAN (SCALE = 1 : 100)

SCALE - 1 : 400
All Dimenstion Are in Meter

N

Area Details : -

Area of the Site (A, B, C, D) - 9053.00 Sq.m (As Per Patta)

Building Area Details : -

Floor Name	FSI Area in sq.m	Non FSI Area in sq.m	Total Area in sq.m
Block - 1 Existing Approved Ground Floor Area	1110.00	–	1110.00
Block - 2 Proposed Ground Floor Area	1110.00	–	1110.00
Block - 3 Proposed Toilet Building Area	26.60	–	26.60
Total	2246.60	–	2246.60

F.S.I = 2246.60 / 9053.00 = 0.248 < 2.0

OPEN SPACE RESERVATION AREA	Required	Provided
	905.30 Sq.m (10.0 %)	910.63 Sq.m (10.15 %)

MACHINERY DETAILS:-

Block	Total Number of Machinery	Total HP	Total Number of Labours
1 (Existing)	2	5.00	8 Nos
2 (Proposed)	3	10.00	10 Nos
		15.00 HP	18 Nos

PARKING DETAILS :-

Parking Area Descriptions	Area	Required	Provided
1 Car space for every 100 Sq.m Office floor Area	-	0	2 Nos
1Two wheeler space for every 50 Sq.m Workshop floor Area	2246.60	45 Nos	50 Nos
1 Cycle space for every 50 Sq.m Workshop floor Area	2246.60	45 Nos	50 Nos

Applicant Name : T.S.BALASUBRAMANIAN

PREVIOUS APPROVED DETAILS :

Online Application Number - SWP/BPA/373285/2024
LP/CLPA No : 20 / 2025
BUILDING PLANNING PERMISSION No : 22 / 2025

Online Application Number - SWP/BPA/811818/2026
BUILDING PLANNING PERMISSION No : 482 / 2026

(This Planning Permission is valid for a period of 8years from e-sign)

e-signed
Joint Director / Member Secretary,
District Town and Country Planning office
Coimbatore District.

REFERENCE:

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING APP. BUILDING
- EXISTING ROAD
- PROPOSED DRIVEWAY
- O.S.R AREA

APPLICANT

Er. A. WALTER JEFF MAX, B.E.,
Reg. No. CBE.DTCP/RE/GR-II/02/2021
APEL ASSOCIATES
85-G, 1st Floor, Ranga Complex,
100 Feet Road, Gandhipuram, Coimbatore - 12
Mob : 95667 18589

REGISTERED ENGINEER / ARCHITECT

Er.D.Murugesan M.E(Struc),M.I.E.,A.I.V.,
Structural Engineer Grade-1 (SE)
Reg No: Coimbatore-Dist./SE/GR-I/43/2025
B-10, Meenakshi Nagar, Kovaipudur,
Coimbatore - 641 042.

REGD.STRUCTURAL ENGINEER

M. LOGANATHAN, ME (HONS), STRUC
CHARTERED ENGINEER, MEIAPE, STRUCTURAL ENGG
LPA RE / GR - I / 014 / 2024
LPA SE / GR - I / 014 / 2024
LPA CE / GR - I / 013 / 2024
123, Boarcode, Sarojini Street, Ram Na.
Coimbatore - 641 009.
Cell : 98430 76865

REGISTERED CONSTRUCTION ENGINEER

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.